From: Zizila, Frances [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP

(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=73F8673EC06F4D0EA87BE2FCC126D1E0-ZIZILA, FRANCES]

Sent: 10/19/2022 3:59:10 PM

To: Carley Doyle [Carley.Doyle@law.njoag.gov]

Subject: RE: Syncon Resins Site (Confidential Settlement Communication)

Thanks Carley. I don't think they really read EPA's letter. It's pretty clear.

----Original Message----

From: Carley Doyle <arley.Doyle@law.njoag.gov>Sent: Wednesday, October 19, 2022 11:35 AM
To: Zizila, Frances <Zizila.Frances@epa.gov>

Subject: RE: Syncon Resins Site (Confidential Settlement Communication)

Thanks, Frances. I just spoke with Jeff. He reiterated that his client wants to move forward with the purchase of the property. I reminded him that there are a number of issues associated with the Site, including those outlined in your letter. As related to the State (and included in your letter), I also reminded him that DEP would require a pre-purchaser ACO and the issuance of a pre-purchaser ACO is not guaranteed. He said he wasn't aware of any prior conversations with NJDEP related to a pre-purchaser ACO so I'm going to re-send your June 30 letter. Please let me know if you would like to discuss.

Thanks, Carley

----Original Message----

From: Zizila, Frances <Zizila.Frances@epa.gov> Sent: Wednesday, October 19, 2022 10:41 AM To: Carley Doyle <Carley.Doyle@law.njoag.gov>

To: Carley Doyle <Carley.Doyle@law.njoag.gov>
Subject: [EXTERNAL] RE: Syncon Resins Site (Confidential Settlement Communication)

Hi Carley, I have no issue with you calling him. As you know, EPA already submitted a letter that outlines the legal issues and I don't think that they've submitted anything that changes our position (including the purported corporate resolution). The emails from counsel really have no substance to them, in my opinion.

----Original Message----

From: Carley Doyle <Carley.Doyle@law.njoag.gov>Sent: Wednesday, October 19, 2022 9:56 AM
To: Zizila, Frances <Zizila.Frances@epa.gov>

Subject: RE: Syncon Resins Site (Confidential Settlement Communication)

Hi Frances - just wanted to let you know that I received a message from Jeff Wagenbach this morning. I am still unclear on what his client expects from the State/federal agencies but I have no issue calling him back. Please let me know if you would like to chat briefly before I return the call.

Thanks,

----Original Message----

From: Jeffrey Wagenbach <JWAGENBACH@RIKER.com>

Sent: Thursday, October 6, 2022 7:48 AM

To: Richard Engel <Richard.Engel@law.njoag.gov>; Carley Doyle <Carley.Doyle@law.njoag.gov>; Mellott,

Deborah <Mellott.Deborah@epa.gov>; Zizila, Frances <Zizila.Frances@epa.gov>

Cc: Nicholas Racioppi <NRACIOPPI@RIKER.com>

Subject: [EXTERNAL] RE: Syncon Resins Site (Confidential Settlement Communication)

Any update on this? It seems our client has an eager tenant. Thanks for your attention. Jeff

Jeffrey B. Wagenbach | Co-Chair, Environmental Practice Group Riker Danzig LLP Headquarters Plaza | One Speedwell Avenue | Morristown NJ 07962-1981

Speedwell Avenue | Morristown, NJ 07962-1981 t: 973.451.8524 | f: 973.451.8745 | jwagenbach@riker.com |

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----Original Message----From: Jeffrey Wagenbach

Sent: Friday, August 26, 2022 12:19 PM

To: Richard Engel <Richard.Engel@law.njoag.gov>; carley.doyle@law.njoag.gov; Mellott, Deborah

<Mellott.Deborah@epa.gov>; Zizila, Frances <Zizila.Frances@epa.gov>
Cc: Nicholas Racioppi <NRACIOPPI@RIKER.com>

Subject: Syncon Resins Site (Confidential Settlement Communication)

Rick, Carley, Deborah, and Frances-Attached please find the requested documentation confirming that our client has a valid contract of sale for the above referenced site. Since as you might imagine the negotiations on this were quite delicate, we ask that your offices and clients respect the integrity of that contract. As previously requested, we'd appreciate your assistance in arranging a substantive discussion as to arrangements to ensure that any pre-purchase actions at the property are fully cognizant and respectful of the remediation at the site. Discussions as to an amicable resolution of any outstanding claims would in due course be appropriate, and our client would welcome the opportunity for those discussions. As I trust all parties agree, these circumstances present an opportunity to bring an underutilized property back into productive use that would be beneficial to your clients, our client, and the public at large. Thank you for your assistance in this regard. Jeff Wagenbach

Jeffrey B. Wagenbach | Co-Chair, Environmental Practice Group Riker Danzig LLP Headquarters Plaza | One Speedwell Avenue | Morristown, NJ 07962-1981

t: 973.451.8524 | f: 973.451.8745 | jwagenbach@riker.com |

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